

Attachment # 2
Page 1 of 8**CITY OF TALLAHASSEE****CITY COMMISSION AGENDA ITEM**

ACTION REQUESTED ON: May 12, 2004

SUBJECT/TITLE: Introduction of Ordinance #04-O-45 4784 Thomasville Road
Voluntary Annexation

TARGET ISSUE: N/A

Statement Of Issue

The owner of property (Tax ID#1433201380000) has petitioned the City for annexation of approximately 6.65 acres on Thomasville Road, south of Oxbottom Road. The property is zoned RP (Residential Preservation) and currently has one structure on the site. The owner plans to demolish the existing structure and subdivide the property into 24 upscale residential lots.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on April 16, 2004, and copy of the annexation petition was also forwarded to them on that date.

Recommended Action

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-45 4784 Thomasville Road and set a public hearing date for May 26, 2004.

Fiscal Impact

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$940 in tax revenues in 2003. However, given the owner's plans to develop the property into 24 homesites with homes constructed in the range of \$600,000-700,000, future tax revenues should substantially increase.

Dinah Hart
Senior Aide to the Mayor

Anita R. Favors
City Manager

For Information, please contact: Dinah Hart, ext. 8181

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Item Title: Introduction of Ordinance #04-O-45 4784 Thomasville Road Voluntary Annexation

SUPPLEMENTAL MATERIAL/Issue Analysis

History/facts & Issues

The owner of a parcel (Tax ID#1433201380000) has petitioned the City for annexation of approximately 6.65 acres of property located on Thomasville Road south of Oxbottom Road. The property is zoned RP (Residential Preservatoin) and one structure is located on the site. The owner plans to demolish the existing structure and subdivide the property into 24 upscale homesites. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed 4784 Thomasville Road annexation.

II. Land Use

Staff has reviewed the proposed annexation of property located at 4784 Thomasville Road, parcel ID# 1433201380000. The property consists of approximately 6.65 acres, contains one structure with a tax-exempt value of \$25,000 and is currently within the RP zoning district. The developer has indicated that the plans for the property are to raze the existing home and sub-divide into 24 parcels for upscale dwellings.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for annexation shall be provided by the City Manager to the County Administrator and the Board of County Commissioners at the time it is provided to the City Commission. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 {I}.
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].
- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is provided as additional information related to this site:

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- This property is in the Residential Preservation land use category on the Future Land Use Map.
- The current Zoning on this property is RP, a county designation, which allows low density residential (one-family and mobile home dwellings are permitted). Residential density and development types are a major factor in the authorization of development approval and in the determination of the permissible density in the RP zoning district. Allowable density and development type must be consistent with any and all existing residential developments within the adjacent portions of the affected RP zoning district.
- Staff recommends that the parcel be rezoned to the city's designation of RP-1, which is intended to preserve single-family residential character and would be consistent with the surrounding development. RP-1 allows single-family residential development at a density of no greater than 3.6 dwelling units per acre.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. Fire Station 9, located at 3205 Thomasville Road, will respond and it is 3.16 miles away. There is a hydrant north of this location on the eastside of Thomasville Road, 763 feet away.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management – Staff has looked at the topo and it appears there are no major environmental constraints on the property such as slopes, watercourses, wetlands, etc. It does appear, however, that there is a drainage divide in the middle of the property with the east half discharging into Thomasville Road and the west half ultimately to Alford Arm. The west half may be constrained to closed stormwater basin standards if the developer cannot secure a drainage easement to discharge the stormwater off of this half of the property. The property is zoned RP under the Leon County codes; the City of Tallahassee has no corresponding zoning district so as part of the annexation, if it goes forward, it would need to be rezoned to a city RP-1 (it would appear that they have anticipated RP-1 because their proposed density would be 3.6 units per acre - RP-1 max density is 3.63 units per acre). The number of units, 24, would meet traffic concurrency.
- D. Street Maintenance and Right of Way Service – Streets and right of ways, once constructed, will be maintained consistent with the City's roadway maintenance program.
- E. Traffic Planning and Control – The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation. The construction of new roadways will be a component of the development review process.
- F. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. Electric has reviewed this request and estimates the cost for street lights in the proposed residential subdivision to be approximately \$10,000.

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- G. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The site under consideration for annexation would be served by the A.J. Henry Park in Killearn, and by E.K. Phipps park to the west on Meridian Road. These two parks offer a variety of active and passive facilities for this area. Future development in this area will include the development of a passive park in Oxbottom Manor (FY08). These facilities should be able to handle this development with no concerns.
- H. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. Route 16 serves Village Square Boulevard, which is approximately 4.5 miles from the proposed annexation. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- I. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- J. Water and Sewer Service – Connection to water and sewer is required. Gravity sewer is not available to this parcel at this time and therefore would have to be by a sanitary sewer lift station. Refunds would be available in accordance with the city utility refund policy.
- K. Gas Service – The City generally provides natural gas to a site when requested (if available) and after a feasibility analysis. Gas is readily available to this parcel.
- L. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.
- M. Solid Waste Service – Residential solid waste service for this development could easily be incorporated into existing routes currently worked by Waste Management.

Options

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-45 4784 Thomasville Road and set public hearing date for May 26, 2004.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

Recommendations

Option 1 – Introduce Voluntary Annexation Ordinance # 04-O-45 4784 Thomasville Road and set public hearing date for May 26, 2004.

Attachments/References

Attachment 1 – Proposed Ordinance #04-O-45

Attachment 2 – Location Map

Attachment 3 – Annexation Petition

ORDINANCE NO. 04-O-45

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section

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171.044, Florida Statutes, to wit:

4784 THOMASVILLE ROAD ANNEXATION

COMMENCE at an intersection of the westerly right-of-way boundary of State Road 61 (Thomasville Road) with the southerly boundary of that parcel described in Official Record Book 725, Page 218 (Tax I.D 11-04-20-214) of the Public Records of Leon County, Florida; thence Northeasterly along said westerly right-of-way line of State Road No. 61 (Thomasville Road) a distance of 6,860 feet, more or less, to an intersection with the southerly boundary of hat parcel described in official Record Book 1259, Page 437 (Tax I.D 14-33-20-138) of said Public Records for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence, leaving said westerly right-of-way boundary, North 54 degrees 26 minutes West, a distance of 309.28 feet; thence North 70 degrees 42 minutes West, a distance of 187 feet; thence South 23 degrees 56 minutes West, a distance of 47 feet; thence North 66 degrees 04 minutes West, a distance of 100 feet; thence South 23 degrees 56 minutes West, a distance of 226.5 feet; thence North 66 degrees 04 minutes West, a distance of 174.8 feet to a point in the center line of the old abandoned Tallahassee and Thomasville Road; thence along the center line of said old abandoned Road as follows: North 26 degrees 30 minutes East, a distance of 345.4 feet; thence North 54 degrees 30 minutes East, a distance of 183.7 feet; thence North 71 degrees 30 minutes East, a distance of 274.14 feet; thence, leaving the center line of the old abandoned Tallahassee and Thomasville Road, South 61 degrees 54 minutes East, a distance of 447.25 feet to an intersection with the northwesterly right-of-way of said State Road 61; thence South 23 degrees 56 minutes West along said right-of-way, a distance of 527.0 feet to the **POINT OF BEGINNING**; Containing 6.65 acres, more or less and lying in Section 33, Township 2 North, Range 1 East, Leon County, Florida.

Section 2. That upon this ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the

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City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the 12th day of May, 2004

PASSED the City Commission on the _____ day of _____, 2004

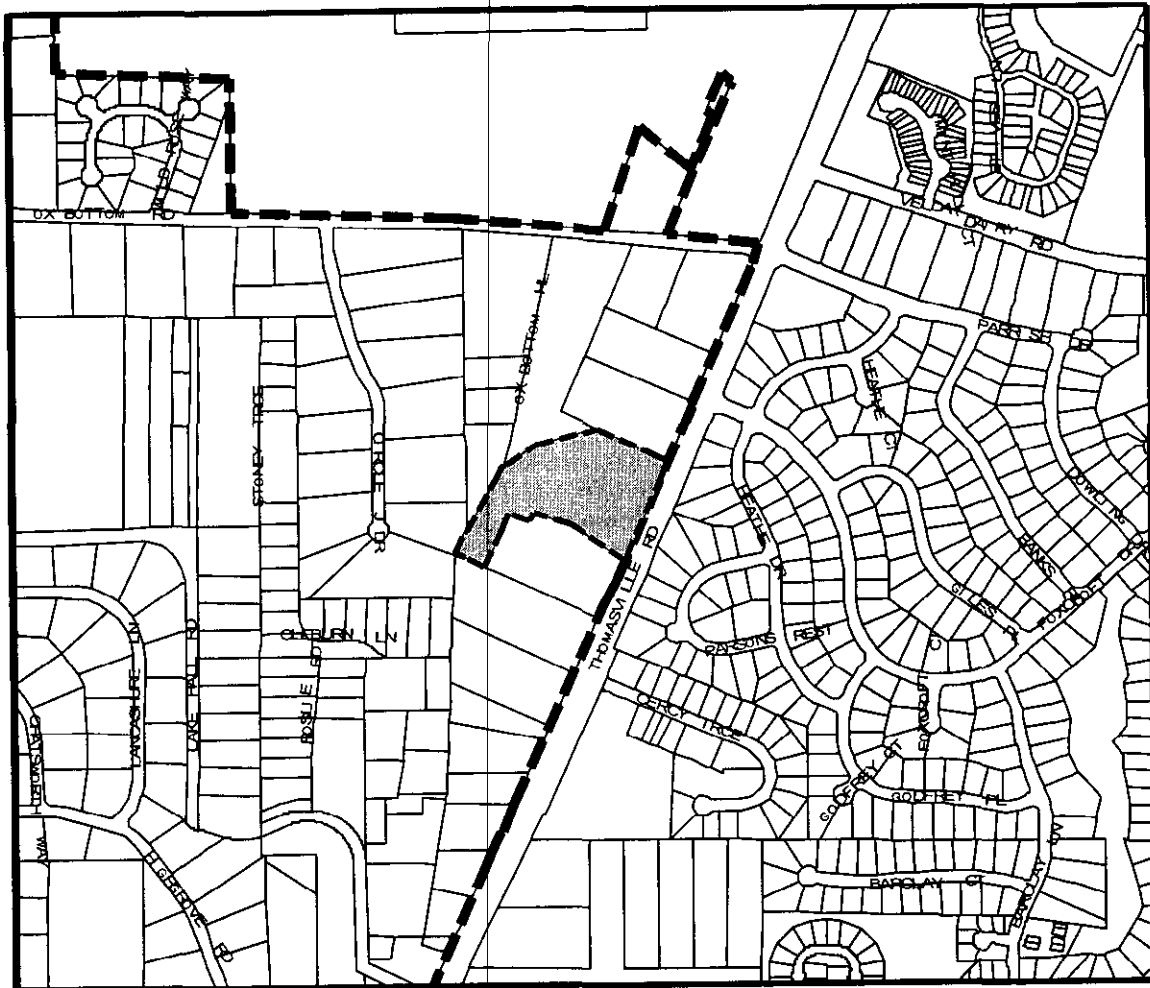
JOHN R. MARKS III, Mayor

ATTEST:

GARY HERNDON
City Treasurer-Clerk

APPROVED AS TO FORM:


JAMES R. ENGLISH
City Attorney



DWG NO. 0MB0013C

4784 Thomasville Road
PROPOSED ANNEXATION

LEGEND

---	CURRENT	CITY	LIMITS
	PROPOSED	CITY	LIMITS

TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT